

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WEST ST, ARLINGTON

## OWNERSHIP

Owner 1:	PAGE DEBORAH L				
Owner 2:					
Owner 3:					
Street 1:	10 WEST ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

## PREVIOUS OWNER

Owner 1:	HIGGINS ROBERT A -		
Owner 2:	-		
Street 1:	10 WEST ST		
Twn/City:	Arlington		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Clapboard Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7181																
Total AC/HA:	0.00000			Total SF/SM:	0		Parcel LUC:	102	Condo		Prime NB Desc:	CONDO								Total:			Spl Credit			Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	533,600			533,600
Total Card	0.000	533,600			533,600
Total Parcel	0.000	533,600			533,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		397.62	/Parcel:	397.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	525,500	0	.		525,500	525,500	Year End Roll	12/18/2019
2019	102	FV	522,600	0	.		522,600	522,600	Year End Roll	1/3/2019
2018	102	FV	461,400	0	.		461,400	461,400	Year End Roll	12/20/2017
2017	102	FV	420,100	0	.		420,100	420,100	Year End Roll	1/3/2017
2016	102	FV	420,100	0	.		420,100	420,100	Year End	1/4/2016
2015	102	FV	298,200	0	.		298,200	298,200	Year End Roll	12/11/2014
2014	102	FV	284,400	0	.		284,400	284,400	Year End Roll	12/16/2013
2013	102	FV	284,400	0	.		284,400	284,400		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
5/21/2015	SQ Returned	EMK	Ellen K
6/15/2005	Info Fm DEED	BR	B Rossignol
5/15/2001	External Ins	PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
\_/\_/\_

Sign:

### VERIFICATION OF VISIT NOT DATA

/ /

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50 %	
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1909
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.0000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1		HB					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	AV - Average	31
Functional:		
Economic:		
Special:		
Override:		
	Total:	31

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773367
Depreciation:	239744
Depreciated Total:	533624

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	517.67	
Special Features:	0	Val/Su Net:	397.62	
Final Total:	533600	Val/Su SzAd	397.62	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,342	398.210	534,398	
Net Sketched Area:		1,342	Total:	534,398	
Size Ad	1342	Gross Are	1342	FinArea	1342

### SUB AREA DETAIL

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## IMAGE

**AssessPro** Patriot Properties, Inc

